

Chapter 27.25

O-1 OFFICE DISTRICT

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This district is intended to provide a redeveloping area of office uses in the general area of the County-City Building and the State Capitol Building. This district provides for office buildings, dwellings, public uses, and certain religious, educational, and philanthropic institutions.

27.25.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the O-1 Office District. (Ord. 12571 §149; May 8, 1979).

27.25.020 Permitted Uses.

A building or premises shall be permitted to be used for the following purposes in the O-1 Office District:

- (a) Office buildings;
- (b) Dwellings;
- (c) Parks, playgrounds, and community buildings, owned or operated by a public agency;
- (d) Public libraries;
- (e) Public elementary and high schools, or private schools having a curriculum equivalent to a public elementary or public high school, and having no rooms regularly used for housing or sleeping purposes;
- (f) Churches;
- (g) Nonprofit religious, educational, and philanthropic institutions. (Ord. 12571 §150; May 8, 1979).

27.25.025 Permitted Conditional Uses.

The following uses are permitted in the O-1 Office District if they are located entirely within a building containing office or residential uses, and provided that such additional uses shall not exceed twenty percent of the total square feet of floor area in such building.

- (a) Barber shops, beauty parlors, and shoeshine shops;
- (b) Messenger and telegraph stations;
- (c) Restaurants;
- (d) Stores or shops for sale of goods at retail, but not including motor vehicles, of no more than 10,000 square feet of floor area for each such store or shop;
- (e) Photography studios;
- (f) Tailor shops, shoe repairing, upholstery shops, printing, photocopying, or similar business establishments. The floor area of said premises not devoted to sales or office space shall not exceed 5,000 square feet;
- (g) Receiving stores for dry cleaning or laundry;
- (h) Early childhood care facilities with a maximum of fifteen children present at any time:
 - (1) Such facilities shall comply with all applicable state and local early childhood care requirements;
 - (2) Such facilities shall comply with all applicable building and life safety code requirements;
 - (3) Such facilities shall be fenced and have play areas that comply with the design standards for early childhood care facilities;
 - (4) Such facilities must receive a conditional use permit from the Department of Building and Safety. (Ord. 16854 §22; August 14, 1995: prior Ord. 13232 §1; October 19, 1981).

27.25.030 Permitted Special Uses.

A building or premises may be used for the following purposes in the O-1 Office District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

- (a) Private schools, other than those permitted under Section 27.25.020(e) above;
- (b) Health care facilities;
- (c) Recreational facilities;
- (d) Clubs;
- (e) Church steeples, towers, and ornamental spires which exceed the maximum height of forty-five feet;
- (f) Banks, savings and loan associations, credit unions, and finance companies;
- (g) Expansion of nonconforming uses;
- (h) Historic preservation;
- (i) Any permitted use which exceeds the maximum height permitted in the district up to seventy-five feet;
- (j) Public utility purposes;
- (k) Wind energy conversion systems;
- (l) Outdoor seasonal sales;
- (m) Early childhood care facilities with sixteen or more children, or with fifteen or fewer children not meeting the specified conditions for a permitted conditional use under Section 27.25.025;
- (n) Parking garages, including parking garages accessory to a main use. (Ord. 16854 §22b; August 14, 1995: prior Ord. 15835 §1; March 4, 1991: Ord. 15368 §11; December 18, 1989: Ord. 13980 §9; October 29, 1984: Ord. 13235 §1; October 19, 1981: Ord. 12978 §11; August 25, 1980: Ord. 12894 §11; April 7, 1980: Ord. 12571 §152; May 8, 1979).

27.25.040 Accessory Uses.

Accessory uses permitted in the O-1 Office District are accessory buildings and uses customarily incident to the permitted uses. Accessory parking garages shall not abut Lincoln Mall, Centennial Mall, and Capitol Square as defined in Section 27.56.017. (Ord. 15835 §2; March 4, 1991; prior Ord. 12571 §153; May 8, 1979).

27.25.050 Parking Regulations.

All parking within the O-1 Office District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §154; May 8, 1979).

27.25.060 Sign Regulations.

Signs within the O-1 Office District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §155; May 8, 1979).

27.25.065 Grading and Land Disturbance Regulations.

Grading and land disturbance within the O-1 Office District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §12; February 22, 2000.)

27.25.070 Height and Area Regulations.

The maximum height and minimum lot requirements within the O-1 Office District shall be as follows:

- (a) General requirements:

Table 27.25.070(a)						
	Lot Area (Sq. ft.)	Frontage	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Height
Dwelling	220 per unit	50'	0'	0'	0'	75'*
Other Permitted Uses	0	0'	0'	0'	0'	75'*
* The maximum height of O-1 districts shall be the least of seventy-five feet or height limitation imposed by Chapter 27.56, the Capitol Environs District.						

- (b) Open space requirements for residential use: A minimum amount of usable and accessible open space must be provided for each residential use. This requirement shall be as follows:
125 square feet for the first dwelling unit;

80 square feet per unit for the next four dwelling units;
25 square feet per unit for the next four dwelling units;
20 square feet per unit for each additional dwelling unit beyond nine.

This open space requirement may be met in the following manner:

(1) Parking spaces and land occupied by any building or structure may not be counted toward fulfillment of this open space requirement.

(2) This required open space may be provided either on a balcony four or more feet in depth or on a rooftop, provided that the roof is designed and surfaced in such a manner that it may be developed with areas of planting, open space, recreation and other uses that are consistent with similar uses in ground-level side and rear yards for dwellings. Such rooftop areas may not be occupied by structures such as vents, exhaust intakes, or other mechanical devices, except where they do not interfere with the usable nature of the open space.

(3) The depth-to-width ratio of any area used to fulfill the open space requirement may not exceed three to one, if the smallest dimension of the open space is twelve feet or less.

(c) Dwellings existing in this district on the effective date of this title which do not meet the requirements of this chapter shall be considered nonstandard uses in conformance with the provisions of Chapter 27.61.

Accessory buildings for such non-standard dwellings shall not extend into any required yard except as follows:

Accessory buildings which are attached to or not located more than six feet from the main structure shall be considered a part of the main structure and shall comply with the height, front, side and rear yard requirements of the main building. Accessory buildings not a part of the main structure may be located in the required rear yard but such accessory buildings may not occupy more than forty percent of the required rear yard and shall not be nearer than two feet to any side or rear lot line, nor more than fifteen feet in height. Accessory buildings not a part of the main structure, if located not less than sixty feet from the front lot line, may extend into the required side yard though not nearer than two feet to the side lot line. A garage which is entered from an alley shall not be located closer than ten feet to the alley line. (Ord. 15724 §1; September 17, 1990: prior Ord. 13232 §2; October 19, 1981: Ord. 12751 §9; November 5, 1979: Ord. 12571 §156; May 8, 1979).